



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

September 12, 1977

Members Present: Kulmala, Sauer, Hannaford, Cutter, Bridges, Raftery

A letter was received from the Attorney General's office indicating that the Bylaw changes accepted at the Town Meeting have been approved.

Minutes of the August 8 meeting were amended as follows: (1) The clean map may cost as much as \$250. (2) The Conant Land material will go to the Selectmen at the September 14 meeting. (3) For clarity, the description of Valleyhead property that contains the hospital building was changed to read "19 1/2 acres would be adjacent to the hospital building with an additional 6 1/2 acres... ." (4) The last sentence in the paragraph regarding the Sanford Lot on Fiske Street was changed to read "the easement overlays the driveway to a legal porkchop lot." The Minutes were accepted as amended.

Miss Lapham appeared to ask the advice of the Board regarding the fact that Deck House is referring to its new area on Bedford Road as Stonehedge and she has used that name for her residence on Concord Road. She was concerned about misdirected mail since members of her household use "Stonehedge" on their stationery. It was pointed out that residents of the Deck House area will have to use a legal mailing address showing Bedford Road. Hal Sauer had drafted a request to Deck House to reconsider their name for the area and the Board approved its being sent.

Frank Hannaford reported on information he had received during a brief tour of Valleyhead. His report is included with these Minutes. In addition, if a sprinkler system is required by law, the costs were estimated at \$120,000 for a water tower and \$30,000 or \$40,000 for the system.

Charlie Evans reported that he and the administrator of Valleyhead agreed there was no point in discussing numbers regarding price of the property until the Town's interest is known. It was pointed out that the property is assessed for \$441,000.

It was felt that the most important facts to know at this time were--is a sprinkler system required and what is meant by a double exit, i.e., would two doors on the same corridor suffice. Hal Sauer will approach Mr. Dewing, an abbuttor and architect who has offered his services, to determine if he knows the answers to these questions and to see if he might help us get some number figures. It was suggested that someone from the Architecture Advisory Committee might be interested in cooperating.

It was suggested that the Board publicize the fact that it is trying to preserve this property in the best interests of the Town. It was pointed out that any use of the property except Town sponsored publicly financed housing will necessitate a zoning change. Tom Raftery will check on Federal and State regulations re safety requirements and on limited dividend corporations, since public funds are unlikely.

For the September 14 combined meeting of Selectmen and other Town Boards to discuss the Conant Land, Hal Sauer and Kay Kulmala will represent the Planning Board.

The Board will host a meeting of MAPC members at Union Hall on Thursday, October 6. Two speakers will talk on the preservation and reuse of old buildings. Coffee will be served at 7:40 and the program will begin at 8:00. It was suggested that we have available about 20 copies of the Planning Board Rules and Regs and of the Bylaws for swapping with other towns.

It was reported that the Conservation Commission has refused approval under the Wetlands Protection Act to Deck House's Bedford Road site because the private "driveway" is a private "road" crossing wetlands and Deck House did not have the necessary permit.

In preparation for the Bylaw Study Committee meeting on Thursday, September 15, Pat Cutter asked the advice of the Board relative to Zoning Bylaw changes. It was decided that any suggestions made by the Committee will be considered but the Board will handle Zoning Bylaw changes. Pat was advised that she should bring up for discussion with the Committee the possibility of requiring driveway permits. Kay Kulmala suggested that she ask the Committee if they are interested in simplifying permit procedures.

Kay reported that Edna Sleeper had a developer interested in converting the nursing home building into four apartments. This now requires a zoning change since the Board of Appeals no longer has any power to grant a use variance.

It was decided that the Board set aside some time at each meeting to discuss changes which we think are appropriate to the Bylaws and then decide whether or not and to what extent to propose Bylaw changes to the next Town Meeting.

Kay Kulmala reported that the clean map will be ready in about two weeks.

Meeting adjourned at 10:30

Respectfully submitted,

A handwritten signature in cursive script, reading "Meredith DeLong".

Meredith DeLong
Secretary

9/12/77

RE; Valleyhead, South Street Carlisle

For conversion to apartments the purchase should include:

1. Main hospital)
2. Brick house) Included 19+ acres
3. 6½ acres land across street
4. One dwelling (for janitor full time to maintain the grounds, equipment, minor repairs and needed re-decorating

Water system would be adequate, contains two wells 1) 340 feet and 2) 520 feet deep, two large approximately 5000 gallon tanks and two pumps ^{and air compressor} in laundry smaller units ~~with air compressor~~ should be installed for individual use, however, domestic hot water is alright. Probably would need six washers and dryers. Dumb waiter could still be used for laundry instead of food.

Electric system is 400 amp service which is ample but circuits would have to be re-done so as to provide individual control of lights, etc. Also back-up system which is a 10 KVA automatic generator would have to be re-circuited to include hallways, exits and 2-3 lights in each apartment as well as water pump, boiler burner and controls and perhaps one cooking unit.

It would seem logical to assume that a second exit off each apt. on second floor would have to be provided. On side and rear this could be done by a five foot wide deck with stairs on each end. Front is more of a problem from an aesthetic standpoint. May be need to create a second hallway inside to end stairway. Partitions would have to be re-arranged and separate baths added and kitchenettes provided.

Existing fire alarm throughout but not connected to fire or police station.

Existing heating system seems adequate for existing use, however, steam boiler has a crack in one section which is not repairable according to present custodian.

To change to studio, 1 and 2 bedroom apartments the system should be completely changed to separate zoned forced hotwater using existing radiators and with some additions, or boiler could be replaced (\$12,000.) but steam heat will not lend itself to proper control for apartments particularly in spring and fall.

The cost to convert to 1 and 2 bedroom papartments using Kay Kulmala's plan for the hospital would be approximately \$325,000. The cost to convert the brick building would be approximately \$125,000.

Please bear in mind that these figures are very rough, probably within 20%, variables would be inspection and report by state inspector and a real closer look to determine costs.